

# William.



7 The Sandhills

Quorn, Loughborough, LE12 8JG

Guide price £345,000



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William. is delighted to offer this immaculately presented, three-bedroom, semi-detached home to market. Boasting a South facing rear garden, private driveway, garage and fantastic scope for extension (subject to planning) it is a property that must be viewed!

Set on The Sandhills, a peaceful cul-de-sac in the ever-popular village Quorn and within walking distance of the village centre, it is ideally located for St Bartholomew's Primary School, just moments away. Bright and spacious accommodation is set over two floors, in brief comprising: Entrance hall, guest WC, fitted kitchen, separate utility room and a large open-plan living/dining room with feature log burner. To the first floor are three well-proportioned bedrooms and a modern bathroom. Outside, the private low maintenance and fully enclosed South facing rear garden is the ideal space for outdoor entertaining! To the front of the property, the private driveway provides parking for multiple vehicles and gives direct access to the single garage.

The property is within easy walking distance of Quorn village centre and its host of local amenities including a selection of cafés, pubs, restaurants and shops as well as doctors' surgery, dentists and post office.

The location also provides fantastic transport links to Loughborough, Leicester and Nottingham with the M1, A6 and A46 all within easy access. The Endowed Schools in Loughborough and Ratcliffe College are easily accessible and there are excellent state schooling options within the village itself including St Bartholomew's Primary and Rawlins Academy as a secondary option within walking distance. Bradgate Country Park is just a short drive away. However, from the doorstep, you can access a host of walks and links to Charnwood's open countryside.

Viewing of this property is highly recommended to appreciate the location, finish and accommodation on offer. Viewings are strictly By Appointment Only - Booked directly via William. Property.

ACCOMMODATION:





## GROUND FLOOR

Entrance Hall

Living/Dining Room  
26'2" x 14'3" (8.0 x 4.35)

Kitchen  
9'3" x 8'0" (2.83 x 2.45)

Utility Room  
8'0" x 5'8" (2.45 x 1.75)

Guest WC  
4'5" x 3'9" (1.35 x 1.15)

## FIRST FLOOR

First Floor Landing

Bedroom 1  
10'8" x 10'8" (3.27 x 3.27)

Bedroom 2  
11'2" x 7'4" (3.42 x 2.25)

Bedroom 3  
9'8" x 7'11" (2.95 x 2.42)

Bathroom  
8'10" x 5'6" (2.7 x 1.69)

## OUTSIDE

Driveway & Garage

Gardens

DISCLAIMER

## Floor Plan



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

